

Spinnaker 912039 Kaioli Street Unit 2203, Ewa Beach 96706 Spinnaker

Status: Sold	MLS#: 2805765	Parcel#: 1-9-1-012-040-0106
List Price: \$365,000	Original Price: \$378,000	Price Change: \$-13,000
Beds: 3 Baths: 2/1	Year Built: 2005	Remodeled:
Region: Ewaplain	Neighborhood: Ocean Pointe	Building: Spinnaker
Living Sq Ft: 1,105	Other Sq Ft: 0	Total Sq Ft: 1,162
Land Sq Ft: 1,103,374	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 57
Total Parking: 4	Date Listed: 04-07-2008	Days on Market: 91
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: \$210,000	Assessed Land: \$216,000	Assessed Value: \$426,000
Taxes: \$78 Year: 2007	Maintenance Fee: \$279	Association Fee: \$27
Flood Zone: Zone D	Stories:	CPR: No
Condition: Excellent	Parking: Covered - 2, Garage, Guest, Open - 2, Street	Zoning:
Close Price: \$354,000	Close Date: 09-05-2008	Financing: Cash Concessions:
Elementary: Keoneula	Middle School: Ilima	High School: Campbell

Public Remarks: LOWEST PRICED SPINNAKER UNIT WITH 4 PARKING STALLS! Only two of a kind. 2 car garage and 2 stalls on driveway. Beautiful 3 bedroom/2.5 bath, Plan 106 unit with fenced yard and covered porch. \$10,000 in upgrades: Fresh paint, Central AC, Limestone floors and Bamboo vinyl floors, upgraded appliances, designer ceiling fans and lighting fixtures, and more. Walk to pool and new Elementary. Shows like a model! **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
Amenities: BBQ, Club House, Patio/Deck, Pool on Property, Private Yard, Recreation Area, Walking/Jogging Path, Whirlpool
Utilities: **Construction:** Double Wall, Masonry/Stucco, Slab, Steel Frame
Lot Features: **Floor:** Ceramic Tile, Marble/Granite, Vinyl, W/W Carpet
Disclosures: Pets Allowed (Verify), Pet on Property, Property Disclosure Stmt
Land Recorded: Land Court
Furnished:
Architectural Style: No Unit Above or Below, Townhouse
Construction Materials: Double Wall, Masonry/Stucco, Slab, Steel Frame
Roof: **Flooring:** Ceramic Tile, Marble/Granite, Vinyl, W/W Carpet
Security Features: Key, Security Patrol
Easements: **Set Backs:** **Special Listing Conditions:**
Management Company: Certified Mgmt **Management Company Phone:** 836-0911



